

FENCES AND RETAINING WALLS

2 FT. TALL OR GREATER REQUIRE PERMITS:

6 FT. MAXIMUM HEIGHT IN FRONT YARDS:

8 FT. MAXIMUM HEIGHT IN REAR YARDS:

Note: Corner lots and “through” lots have (2) front yards

FENCES LOCATED IN A DRAINAGE EASEMENT OF **6’-0” OR LESS** SHALL BE CONDITIONED WITH THE FOLLOWING NOTE:

“The lowest part of any fence located in a drainage easement (6’-0” or less in top width) must be raised 3” above grade so to not impede drainage”

FENCES LOCATED IN FLOODPLAINS OR DRAINAGE EASEMENTS **LARGER THAN 6’-0”** REQUIRE DIVISION OF WATER QUALITY APPROVAL AND MUST MEET THEIR ENGINEERING CONDITIONS.

NON-CORNER LOTS:

- LOCAL STREET – 10 FT. SETBACK FROM CURB.
- ARTERIAL STREETS – 15 FT. SETBACK FROM CURB.

CORNER LOTS:

- LOCAL STREET – 10 FT. SETBACK FROM CURB.
- ARTERIAL STREETS – 15 FT. SETBACK FROM BOTH CURBS.
- CURVILINEAR STREETS – CHECK WITH TRAFFIC ENGINEERING AND GET THEIR APPROVAL PRIOR TO PERMIT ISSUANCE.

REQUIRED SCREEN FENCES FOR ARTICLE 18:

- GOOD SIDE OUT – OTHERWISE NOT REGULATED.

R-1E, R-3, and R-4 ZONES:

- NO FENCES ALLOWED IN THE REQUIRED SIDE YARD OF 3 FT. IF SIDE YARD SHOULD EXCEED 3 FT., THEN THE EXCESS CAN BE FENCED. REAR YARD FENCES ARE O.K.

BRICK WALLS or PIERS:

- REQUIRE ENCROACHMENT AGREEMENTS FROM ALL APPLICABLE EASEMENTS.
- FOOTING DETAIL REQUIRED.

AGRICULTURAL FENCES:

- SPECIFIC REQUIREMENTS FOR AGRICULTURAL FENCES REQUIRED BY ARTICLE 6-3 OF SUBDIVISION REGULATIONS.

RETAINING WALLS:

- ≥ 2 FT. TALL, PERMIT REQUIRED.
- ≥ 3 FT. TALL, PLANS BEARING AN ENGINEERS’ SEAL ARE REQUIRED AND CERTIFICATION THAT WORK WAS COMPLETED ACCORDING TO PLANS.